

# STRATFORD PLANNING BOARD

Meeting Agenda 2022-10-18

1. Trailside Lodge subdivision, Map 232 Lot 031 application.
  2. Subdivision of Map 213 Lot 47.
  3. Site Plan committee report
  4. Driveway report
  5. Draft procedures amendment
  6. Other Business
  7. Minutes
  8. Public Comment at Chair's option.
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## **Project List**

CIP

Site Plan Regulations  
Excavations (RSA 155)

## **Review List:**

Procedures  
Subdivision regulations  
Master Plan

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# Stratford Planning Board

## 2022-10-18 Business Meeting Minutes

MEMBERS PRESENT: Chase Cavazos, Rachel O'Meara, Vicki DeLalla, Harry Juergens, Bruce Blodgett, Secretary Clayton Macdonald

PUBLIC PRESENT: Steve LaFrance, Tom Smith, Bill Noons.

MEETING CALLED TO ORDER: 18:30

1. Chase appointed Bruce to fill the absent member seat.
2. Tom Smith, representing Mark and Tiffany Marquis, presented a preliminary concept for subdividing Map 213 Lot 47 in order to place the two existing residences onto separate lots. Discussed need for DES approval concerning well protection areas, driveways, and general procedural questions. Mr. Smith indicated he would submit the subdivision application by mail and return for November's meeting with permits and final maps.
3. Steve LaFrance presented the revised maps and plans for the Campground at Trail Side Lodge LLC subdivision of Map 232 Lot 31, the revised estimate on building the subdivision's road, and the letter of credit reflecting that revised estimate. He said that Michael Seraikas of Beaver Brook Planning & Design LLC is handling the required DES wetlands permits and that as soon as they were issued he (Steve) would forward them to the Board. Discussion followed concerning project timeline, deeded ATV/Snowmobile easements, and impacts of development along Bog Road on traffic, safety, and costs to the Town. Moved to accept and sign the subdivision map, Chase/Rachel 4/1, Bruce dissenting
4. Rachel brought the Board up to date on the Site Plan Review process. The committee will again meet with Kaela Tavares of NCC to discuss details and possibly hold a further meeting before presenting the final draft to the Board.
5. Clayton distributed a draft Board procedures revision. Discussion of the draft is to be during the next meeting after the Board members have had a chance to consider it.
6. Reviewed meeting and public hearing minutes of 22-09-20. Approved, Rachel/Harry 5/0.
7. Meeting adjourned, Chase/Harry 5/0 @ 19:26
8. NEXT MEETING: 2022-11-15 @ 18:30.